



Bradford Road, Bath
£1,600,000

Chase 
Buchanan



The Manor Bradford Road

Bathford, Bath, BA1 8EA

A Unique & Rare Opportunity To Acquire The Manor, Originally Built in 1954. The Property Has Been Completely Renovated & Transformed To A Spacious & Bright, Contemporary Home With Five Generous En-suite bedrooms Set In Gardens Of Approximately One Acre. Enjoying Wonderful 360-degree Countryside Views, Including The Wide, Shallow Avon Valley & The Meadows Of Bathampton To The Front.

- A Renovated Modern Detached Country House
- Master Bedroom With Four Further Bedrooms
- Three En-Suite Bathrooms & Two En-Suite Shower Rooms
- Contemporary Kitchen With Appliances
- Three Well Proportioned Reception Rooms
- Wonderful Countryside Views & Sunsets Across The Avon Valley
- Set In Grounds Of An Approximately An Acre
- Dedicated Outdoor Kitchen Area To The Rear
- No Onward Chain



The Property

The entire property has been completely renovated in all respects. The house has been extended to both the side and rear. The front façade has been opened up with large bay windows and a wide two-storey wall of glass showcasing a modern open-tread glass staircase at the main entrance. The external walls have been finished with decorative quoins and rendered in cream. The entire roof has also been replaced and remodelled with new Velux windows for additional natural light to the habitable second floor.

Internally, the main entrance door opens into a large open-plan kitchen and dining space with extensive navy blue units. The suite features two ovens, a plate warmer, 800mm-wide induction hob and integrated extractor, dishwasher, island with double-sided breakfast bar and large 2.3m x 1.8m work surface, two full-height fridge-freezers and a wine cooler. The dining area is finished with a beautiful log burner and a downstairs WC.

Two large reception rooms complete the ground floor space, each receiving lots of light from the large box bay windows and bi-fold doors creating a seamless link with the outdoors.

An illuminated open-tread glass staircase guides you up to the first floor, which boasts three bedrooms, all with modern En-suites. The second floor contains another two larger En-suite bedrooms, including showers, a standalone bath, jacuzzi and two study areas.

Externally, the property boasts a very large plot. Entry is gained through large electronic sliding gates from the road with a long drive up to the house, terminating with a turning circle around a central fountain. Terraced paving around the entire house creates indoor-outdoor living from three rooms (2x receptions and kitchen), with a dedicated outdoor kitchen area to the rear. Two zones are provided for parking: one for five vehicles and another for three. The gardens to the front are largely lawned but provide a large blank canvas for further development if desired.

The Situation

The property sits in an enviable plot and enjoys wonderful 360-degree countryside views, including the wide, shallow Avon valley and the meadows

of Bathampton to the front. The neighbourhood feels truly rural, quiet and peaceful (with sheep, cows and horses quietly grazing in the fields to the rear) yet the property is located very close to the M4 with fast road connections in numerous directions.

Bathford is a village and civil parish 3 miles east of Bath. The village sits on the slopes of Bathford Hill and dates back to Roman times when this was mainly an agricultural area. The village is very picturesque with cobbled pavements, cottages and fine period houses enjoying distant views to the green hills surrounding Bath. The village has a thriving community that includes running the local shop and café. There is also a pub, village school and playing field. More comprehensive shopping, leisure and cultural pursuits can be found and enjoyed 3 miles west in the historical Georgian City of Bath. Bath boasts world-class sporting facilities at Bath University it is also home to Bath Rugby ground. The Theatre Royal and Ustinov Theatre regularly perform plays bound for the West End and the city is well known for its literary and music festivals, art galleries and museums. Bath has a flourishing café and restaurant scene, including award winning coffee shops and Michelin star establishments. Bath has 2 Universities and many excellent schools including Prior Park College, King Edward's School, Monkton, The Royal High School for Girls and Kingswood School.

The village is well served by buses and is within easy reach of the World Heritage City of Bath, with a wider variety of amenities and an excellent choice of schools in the state and private sectors including Prior Park College, King Edward's School, Monkton Combe, The Royal High School for Girls and Kingswood School. Bath is also home to two world renowned universities. Communication links are also well catered for with trains running directly from Bath Spa Station to Bristol (approx. 15 mins) and London (90 mins). Easy access is afforded to the A46, which leads to the M4 motorway for access to Bristol and London. Bristol International Airport is approx. 25 miles away.

Entrance Porch

Large open porch with two Doric columns leading to a solid oak door.

Entrance Hallway

Opening into the Kitchen/Dining with double glazed wall to the front, open tread illuminated glass staircase rising to the first floor, feature radiator.

Cloakroom

Set off to one side of the hall with low level WC, pedestal wash hand basin with tiled splash back, feature radiator, feature lighting.

Sitting Room

Off to the left of the hall is a formal dual aspect sitting room with large square bay double glazed windows with stunning panoramic views towards Bath, two feature radiators and bi-fold doors to outside.

Garden Room

To the right of the hallway is a slightly larger and less formal triple aspect reception room with large square bay double glazed windows with stunning panoramic views towards Bath, two feature radiators, french doors leading to the extensive sun terrace and bi-fold doors to the outside kitchen.

Kitchen/Diner

A large open plan space to the rear of the hallway with vaulted ceiling and three Velux roof lights flooding the area with natural light, bi-fold doors leading to the rear, space for table and chairs, inset multi fuel burning stove, feature lighting.

Kitchen Area

A extensive contemporary navy blue units kitchen comprising of a range of wall and base units with composite work tops over, built-in double Bosch electric oven, plate warming draw, built-in microwave, large induction hob and integrated extractor, dishwasher, integral washer/dryer, island with double-sided breakfast bar, two full-height fridge-freezers and a wine cooler, complementary wall tiling, feature lighting.

First Floor Landing

Double glazed wall, open tread glass staircase rising to the second floor.

Bedroom Three

Dual aspect with double glazed window to rear with stunning countryside views, french doors to the balcony at the front enjoying Avon Valley & views to the front, feature radiator, built-in wardrobes with sliding doors.

En-Suite Shower

Walk-in shower enclosure with rainfall shower over, concealed cistern WC, wash hand basin, feature radiator, matching floor and wall tiles, feature lighting.

Bedroom Four

Triple aspect double glazed windows with stunning countryside views, french doors to the balcony at the front enjoying Avon Valley & views to the front, feature radiator, built-in wardrobe.

En-Suite Shower

Walk-in shower enclosure with rainfall shower over, concealed cistern WC, wash hand basin, feature radiator, matching floor and wall tiles, feature lighting.

Bedroom Five

Double glazed window with stunning countryside views, built-in wardrobes with sliding doors.

En-Suite Bathroom

Double glazed window with countryside views, "P" shaped bath with rainfall shower over, concealed cistern WC, double wash hand basin, feature radiator, matching floor and wall tiles, feature lighting.

Second Floor Landing

Velux roof light.

Bedroom One

A dual aspect irregular shaped room with Velux roof light, french doors to the balcony at the rear enjoying countryside views, dressing area, home office area, feature radiator.

En-Suite Bathroom

Double glazed window with countryside views, double ended bath, walk-in shower enclosure with rainfall shower over, low level WC, vanity wash hand basin, feature radiator, contrasting floor and wall tiles, feature lighting.

Bedroom Two

A dual aspect irregular shaped room with Velux roof light, french doors to the balcony at the rear enjoying countryside views, dressing area, feature radiator.

En-Suite Bathroom

Double glazed window with countryside views, free standing bath, walk-in shower enclosure with rainfall shower over, low level WC, double vanity wash hand basin, feature radiator, contrasting floor and wall tiles.

Outside

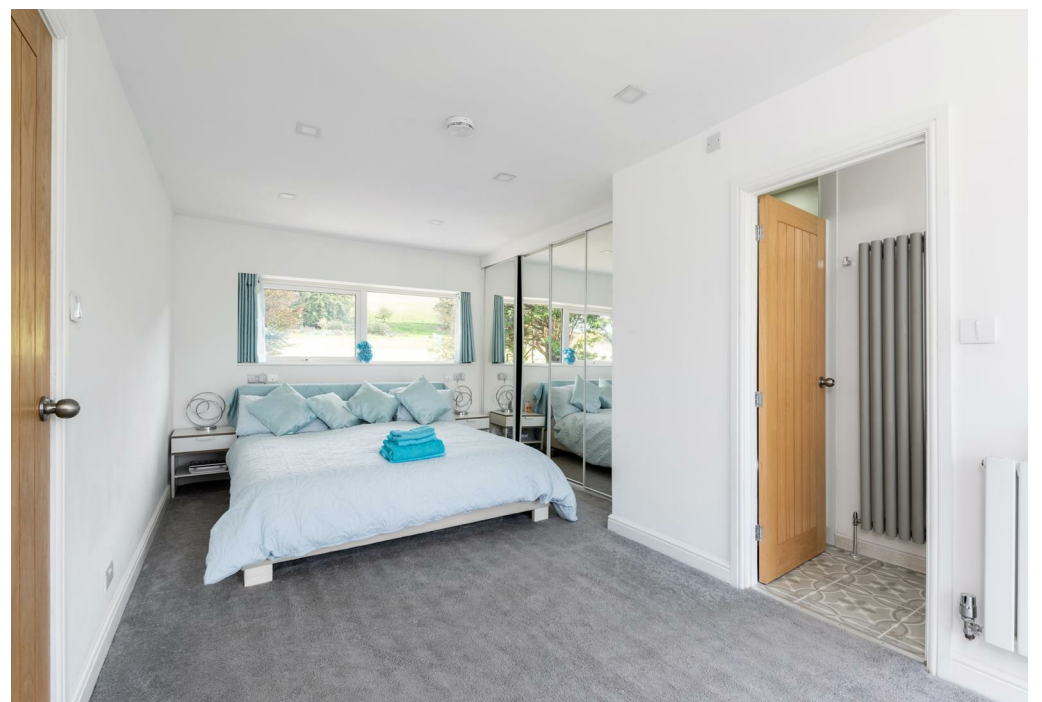
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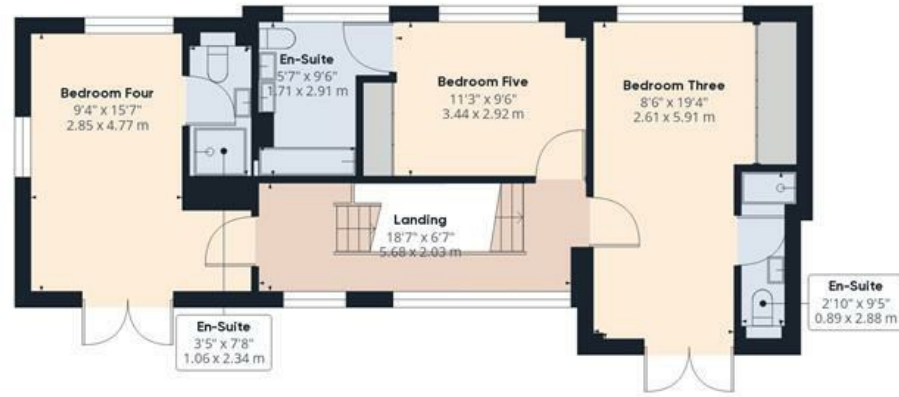




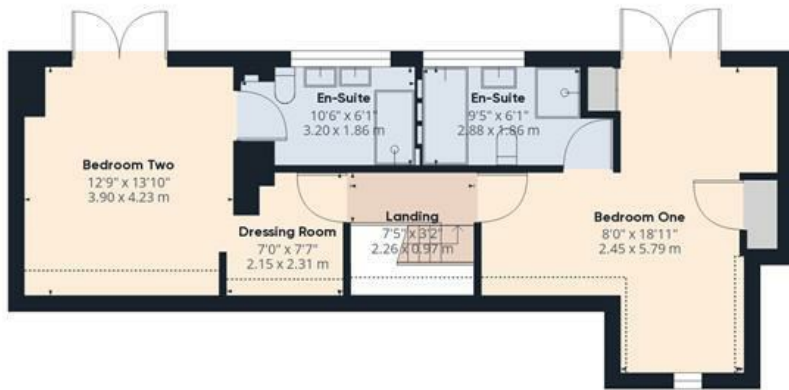




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

2290.78 ft²

212.82 m²

Reduced headroom

76.1 ft²

7.07 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

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Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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Miscellaneous items

EPC: C

Council Tax: D

Utilities: All main services

Authority: Bath & North East Somerset

Tenure: Freehold

For more information or to book a viewing, please contact:

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